



City Planning and Development Department

Date: December 2, 2015
To: City Plan Commission
From: Diane M. Binckley, Assistant Secretary
Subject: CPC Results – December 1, 2015

- 3 JR 1. **Case No. SD-1465B – Hardesty Renaissance Phase II, Final Plat** - To consider approval of a final plat in District M1-5 (Manufacturing 1 dash 5) on approximately 7.7 acres generally located on the southeast corner of Independence Avenue and Hardesty Avenue, creating 2 lots and two tracts. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 6 OA 2. **SD 1083F – Staley Meadows, Fifth Plat** - To consider approval of a final plat in District R-7.5 (Residential – 7.5) on approximately 27.3 acres generally located on the north side of NE Shoal Creek Parkway, between N. Flora Avenue and N. Harrison Street, creating 56 single family lots and ten tracts (Private Open Space, Parkland, Stormwater Detention). **CONTINUED** to the December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 2 OA 3. **Case No. SD-1068-I** – To consider approval of a final plat in District R-2.5 (Residential – 2.5) on approximately 2.57 acres generally located on the block bound by N Bradford Ave on the north, N Ambassador Dr on the south, NW 95th St on the west, and NW 93rd St on the east, creating 17 single family lots. **APPROVED WITHOUT CONDITIONS**; Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 2 AW 4. **Case No. 9831-P-18** – To consider approval of a final plan in District R-7.5 (Residential dash 7.5) on approximately 0.65 acres generally located north of NW Tiffany Springs Road and N Ambassador Drive, at the intersection of N Dalton Avenue and N Cosby Avenue, creating 1 tract of private open space. **CONTINUED** to the December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 2 JR 5. **Case No. 13590-P-15** - About 10 acres generally bounded by NE 96th St on the north, N McGee St on the west, N Oak Trfy on the east, and NE 95th Ter to consider approval of an amendment to a previously-approved Chapter 80 preliminary development plan in District B3-2 (Community Business) to allow an increase in building floor area. **APPROVED SUBJECT TO CONDITIONS**; Motion

carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez

- 1 JR 6. **Case No. 14615-P** -- About 1 acre generally located at 8900 N Prospect Ave, to consider approval of a development plan in District R-80 (Residential 80) to allow two principal buildings on a single lot. **APPROVED WITHOUT CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 4 JR 7. **Case No. 730-S** -- Declaring an area of about 1.5 acres generally located on a portion of the block bound by W 9th St, Main St, W 10th St and Baltimore Ave, to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority law and approving an urban renewal plan for the same, said plan to be known as the Ten Main Urban Renewal Plan. **CONTINUED** to the January 19, 2016 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 6 OA 8. **Case No. 9544-P-3** - About 23 acres generally located at the northeast corner of E. 111th Street and Blue Ridge Boulevard, to consider approval of a council approved signage plan in District R-7.5 for Ruskin High School. **CONTINUED** to the January 5, 2016 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 4 OA 9. **Case No. 685-S-6** - A request to amend the Heart of the City Area Plan by changing the recommended land use on about 4.2 acres in an area bordered by E. 22nd Street on the north, E. 23rd Street on the south, Prospect Avenue on the east and Olive Street on the west, from residential low density, residential medium density and to mixed use neighborhood. **APPROVED WITHOUT CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 4 OA 10. **Case No. 720-S**-- A request to amend the Heart of the City Area Plan by changing the recommended land use on about 4.2 acres in an area bordered by E. 22nd Street on the north, E. 23rd Street on the south, Prospect Avenue on the east and Olive Street on the west, from residential low density, residential medium density and to mixed use neighborhood. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 3 OA 11. **Case No. 12908-P-3** -- To consider approval of a development plan, in lieu of a special use permit in District M4-1 (Manufacturing 4 dash 1), on about 6 acres generally located at the southeast corner of E. Truman Road and Manchester Trafficway, to expand an existing special use permit allowing the existing waste transfer operations and general recycling to continue at this location. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie

- 2 OA 12. **Case No. 6981-P-34** -- About 36 acres generally located at the southeast corner of NW Barry Road and US Highway 169, to amend a previously approved preliminary development plan in District B3-2, to allow for a 100 foot zip-line in conjunction with the family entertainment center. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 6-1; Voting Aye: Baker-Hughes, Burnette, Crowl, Gutierrez, May and Macy; Voting Nay: Martin; Absent: Archie
- 4 AW 13. **Case No. 1718-V** – A request to vacate Delaware Street north of the north line of Second Street and south of the Missouri River. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 1 AW 14. **Case No. 14611-UR** – About 3.2 acres generally located north of NE Vivion Road between N Askew Avenue and N Bales Avenue, to consider rezoning from District B1-1 (Neighborhood Business 1 (dash 1) to District UR (Urban Redevelopment), and approval of a development plan to allow for the construction of a gas station. **DENIED**; Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Gutierrez, Martin, May and Macy; Voting Nay: None; Recused: Crowl; Absent: Archie
- 5 AW 15. **Case No. 9836-P-2** – About .512 acres generally located at the southeast corner of 75th and Troost, to consider the deletion of a Chapter 80 plan allowing for a gas station. **APPROVED WITHOUT CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 5 AW 16. **Case No. 14606-SU** – 7501 Troost Avenue – About .512 acres generally located at the southeast corner of 75th and Troost, to consider approval of a Special Use Permit to expand an existing gas station and convenience store, plus any necessary variances. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 3 JE 17. **Case No. 675-S-6** – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1.5 acres generally located east of Troost Avenue, north of E 24th Street and south of Bruce R. Watkins Drive, from Residential Low Density and Residential Medium Density to Downtown Residential. **CONTINUED** to the December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Gutierrez, Martin, May and Macy; Voting Nay: None; Recused: Crowl; Absent: Archie
- 3 JE 18. **Case No. 12708-UR-3** -- About 94 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west -- to consider the approval of a development plan amendment in District UR (Urban redevelopment district) relating to the specific land use on about 1.5 acres generally located east of Troost Avenue and north of E 24th Street and south of Bruce R. Watkins Drive to

allow for a hotel and further to add single family homes in lieu of townhomes in select locations; **CONTINUED** to the December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Gutierrez, Martin, May and Macy; Voting Nay: None; Recused: Crawl; Absent: Archie

- 1 JE 19. **Case No. 11659-P-14** – About 50 acres generally located at the northeast corner of NE Shoal Creek Parkway and North Woodland Avenue, to consider terminating and deleting two previously approved Chapter 80 preliminary development plans in Districts B3-2 (PD/C2) and R-2.5 (R2b) on approximately 24 acres, as approved with CS Ordinance No. 001697 on February 15, 2001, and on approximately 26 acres, as approved with Ordinance No. 040794 on August 5, 2004. **APPROVED WITHOUT CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 1 JE 20. **Case No. 11659-SU-15** – About 6 acres generally located on the east side of North Woodland Avenue, about 1,000 feet north of NE Shoal Creek Parkway, to consider the approval of a Special Use Permit in Districts B3-2 (Community business, dash 2) and R-2.5 (Residential 2.5) prior Districts PD/C2 (Planned District/Local Retail Business) and R2b (Two-family dwellings) and the approval of a development plan for an assisted living facility (nursing home), plus any necessary variances. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 3 JE 21.. **Case No. 729-S** – Declaring an area of land about 6.8 acres generally located south of E 31st Street, west of Mersington Avenue, north of E Linwood Boulevard and east of Central Park, to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law and approving the Urban Renewal Plan for the same, said plan to be known as the Linwood & Cleveland Urban Renewal Plan. **CONTINUED** to the January 19, 2016 meeting date with one \$130.00 fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 3 JE 22. **Case No. 14616-P** – About 3.2 acres generally located south of E 31st Street, west of Mersington Avenue, north of E Linwood Boulevard and east of Cleveland Avenue, to consider rezoning the site from Districts R-5 (Residential 5), R-1.5 (Residential 1.5) and B-3.2 (Community business, dash 2) to District O-2 (Office dash 2). **CONTINUED** to the January 19, 2016 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 1 JE 23. **Case No. 10296-SU-6** – About 27 acres located at 14001 Northeast M-210 Highway, on the south side of Northeast M-210 Highway, just west of M-291, to consider the approval of a Special Use Permit in District R-80 (Residential 80) for a Demolition Debris Landfill plus any necessary variances. **CONTINUED** to the

December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie

- 4 GW 24. **Case No. 9817-SR-277--** A parking, circulation, landscaping and building plan application within the Main Street Special Review District related to a proposed mixed use building at 12 East Armour Blvd (southeast corner of 34th Terrace and Main Street) and approval of any necessary modifications from the Main Street Special Review District guidelines. **APPROVED**; Motion carried 6-0; Voting Aye: Baker-Hughes, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Recused: Burnette; Absent: Archie
- 4 JE 25. **Case No. 14595-MPD –** About 0.73 acres generally located at the southeast corner of E 34th Terrace and Main Street and also an area north of E 34th Terrace and about 140 feet east of Main Street, to consider rezoning from District R-1.5 (Residential 1.5) and District B 4-5 (Heavy business commercial (dash 5)) to District MPD (Master Planned Development District) and approval of a development plan that serves as a Preliminary Plat for a retail and residential building for 80 units and parking lot. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 6-0; Voting Aye: Baker-Hughes, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Recused: Burnette; Absent: Archie
- 4 JE 26. **SD 1522 – Preliminary Plat, 34 + Main**, About 0.73 acres generally located at the southeast corner of E 34th Terrace and Main Street and also an area north of E 34th Terrace and about 140 feet east of Main Street, to consider the approval of a preliminary plat in District MPD (Master Planned Development District) for two lots for a retail and residential building for 76 units and parking lot. **DISMISSED**; Motion carried 6-0; Voting Aye: Baker-Hughes, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Recused: Burnette; Absent: Archie
- 4 JR 27. **Case No. 611-S-6 –** A request to amend the Plaza Urban Design and Development Plan on about 1.5 acres, generally located on the block bound by W 46th St on the north, Broadway on the west, Wornall Rd on the east and W 46th Ter on the south, by changing recommendation relating to redevelopment from “Potential Redevelopment within Existing Zoning” to “Limited Redevelopment with Specific Guidelines” and by changing the recommendation regarding building height from “4-10 stories” to “12-15 stories”. **CONTINUED** to the December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- 4 JR 28. **Case No. 14609-UR –** To consider approval of a rezoning from District B3-2 (Community Business) to District UR (Urban Redevelopment) and approval of a preliminary development plan on approximately 1.5 acres generally located on a portion of the block bound by Broadway, W 46th St, W 46th Ter, and Wornall Rd to allow an approximately 228,770 square foot mixed use development. **CONTINUED** to the December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie

- CW AW 29. **Case No. 254-S-311** -- Amending Chapter 88, Zoning and Development Code, to revise Sections 88-420 Parking and Loading and Chapter 18, to move requirements of Chapter 52 into Chapter 88 and Chapter 18 thereby deleting Chapter 52, and to modify certain provisions of the City's parking requirements. **APPROVED amending Condition #4 to 25 feet instead of 50 feet**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- CW PN 30. **Case No. 254-S-312** -- Amending Chapter 88, the Zoning and Development Code, specifically regarding plans and the plans review and approval process. **CONTINUED** to the December 15, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie
- CW PN 31. **Case No. 254-S-314** -- Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. **CONTINUED** to the January 19, 2016 meeting date without fee (No Testimony – No Set Quorum); Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie

OTHER MATTERS:

Approval of Minutes from 9/15/15 and 10/20/15. **APPROVED**; Motion carried 7-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May and Macy; Voting Nay: None; Absent: Archie

DMB/mjc